

PROPOSED RESIDENTIAL DEVELOPMENT

75 PACIFIC ROAD, PALM BEACH

STORMWATER LAYOUT NOTES

- 1) PITS DEEPER THAN 600mm TO BE 600 X 900 W, ELSE 450 SQ U.N.O.
- 2) ALL PIPES TO HAVE 1% MIN. GRADE U.N.O.
- 3) ALL GUTTERS SHALL BE MINIMUM 100 X 75MM & DOWNPIPES TO BE 100 X 75 BOX.
- 4) PIPES TO BE UP V.C. OR STORMWATER PIPE TO A.S.1254.
- 5) PITS TO BE STANDARD PRECAST CONCRETE PITS OR BRICK RENDERED WITH CONCRETE HEAVY DUTY GRATES SIZED.
- 6) NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS.
- 7) PERSONS UTILISING THIS PLAN FOR ANY PURPOSES SHALL VERIFY DATUM & RESPECTIVE LEVELS PRIOR TO COMMENCING ANY WORKS & NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 8) DRIVEWAY LEVELS PROVIDED FOR DRAINAGE DESIGN PURPOSES ONLY. LEVELS MAY BE ADJUSTED TO SUIT FINAL HOUSE CUT/FILL CONDITIONS BUT NEED TO MAINTAIN INTENT OF DRAINAGE SYSTEM. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO ENSURE INTENT MAINTAINED.
- 9) END OF EXISTING DRAINAGE LINE TO BE EXPOSED & LEVELS CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF WORKS.
- 10) BUILDERS TO ENSURE SERVICES CONNECTIONS TO HOUSE DO NOT CONFLICT WITH DRAINAGE DESIGN REQUIREMENTS.
- 11) ALL WORKS TO BE CONSTRUCTED TO GOOD BUILDING PRACTISE
- 12) PROVIDE STEPS OR RAMP TO ALL OSD FOR MAINTENANCE AND ACCESS.
- 13) ALL DETENTION WALLS TO BE WATER TIGHT AND SMOOTH FINISHED.
- 14) ALL DETENTION WALLS SHALL BE CONSTRUCTED WITHIN THE PROPERTY BOUNDARIES OF THE SITE BEING DEVELOPED.
- 15) LANDSCAPE AREA WITHIN OSD STORAGE AREAS ARE TO BE MULCHED WITH DECORATIVE ROCK MULCH.
- 16) IF RAINWATER TANK IS PROVIDED, CONNECT OVERFLOW FROM THE RAINWATER TANK TO OSD. CONNECT ONLY THE ROOF WATER TO THE RAINWATER TANK.

LEGEND

P1	PIT LABEL		PLANTER DRAIN
	SUMP PIT		TERRACE DRAIN
	PROPOSED DRAINAGE PIPE		CLEANING EYE
	PIPES TO RWT		EXISTING REDUCED LEVEL
	EXISTING DRAINAGE		PROPOSED REDUCED LEVEL
	SEWER PIPE		DOWNPIPE
	JUNCTION PIT		RAIN WATER HEAD
	S.L. SURFACE LEVEL		OVERLAND FLOW
	I.L. INVERT LEVEL		SPILLWAY
	F.F.L. FINISHED FLOOR LEVEL		SPITTER/SPREADER
	G.F.L. GARAGE FLOOR LEVEL		ABOVE GROUND RAINWATER TANK

SIGNAGE FOR EXCAVATION N.T.S.



LIST OF DRAWINGS

SW1150-1	CONSTRUCTION NOTES AND STANDARD DETAILS
SW1150-2	ROOF LAYOUT
SW1150-3	GROUND FLOOR LAYOUT
SW1150-4	LOWER GROUND FLOOR LAYOUT
SW1150-5	BASEMENT PLAN
SW1150-6	OSD DETAILS AND CALCULATIONS

SIGN FOR BELOW GROUND TANK N.T.S.

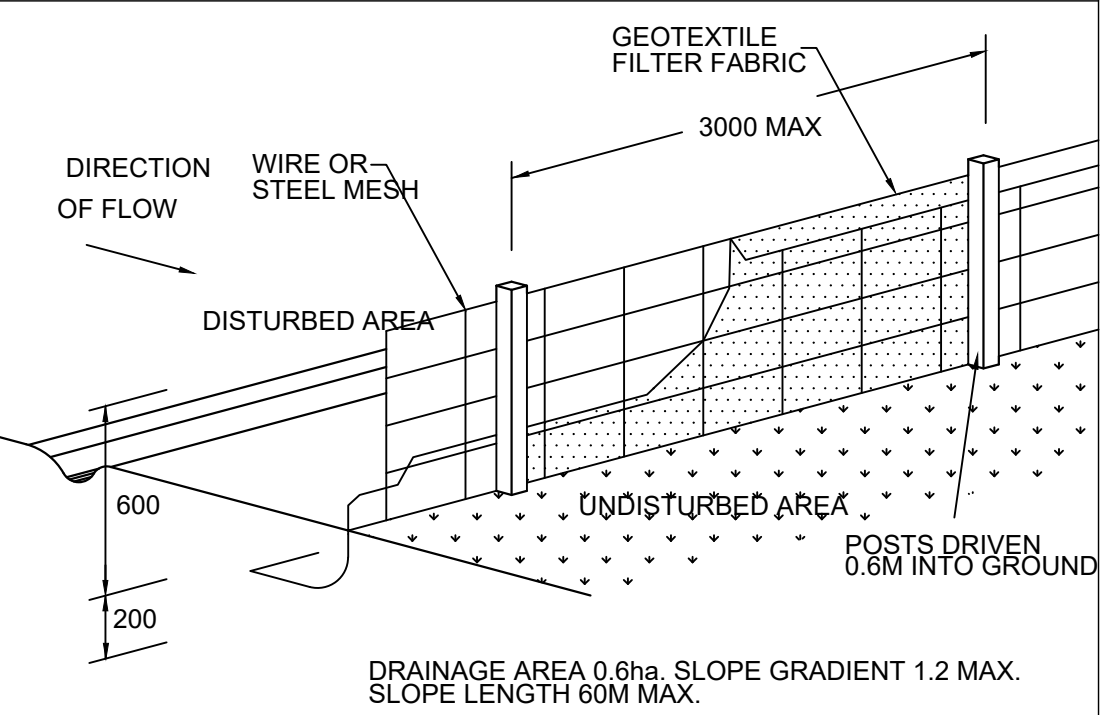


COLOURS:

'DANGER' AND BACKGROUND	- WHITE
ELLIPTICAL AREA	- RED
RECTANGLE CONTAINING ELLIPSE	- BLACK
OTHER LETTERING AND BORDER	- BLACK

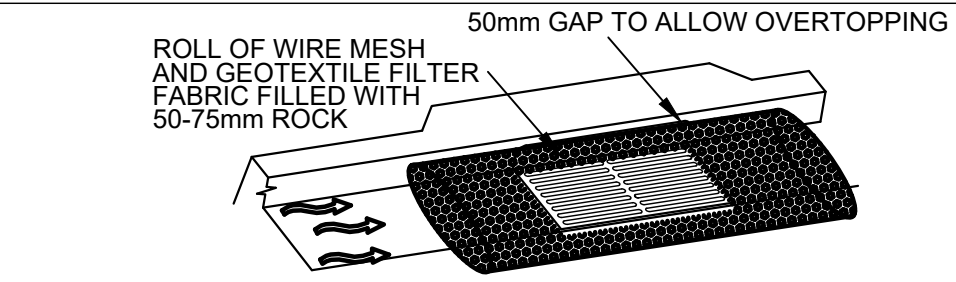
- A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK'S CONFINED SPACE.
- B) MINIMUM DIMENSIONS OF THE SIGN:
- 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
- 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)
- C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINIUM OR POLYPROPYLENE.
- D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

SEDIMENT FENCE N.T.S.

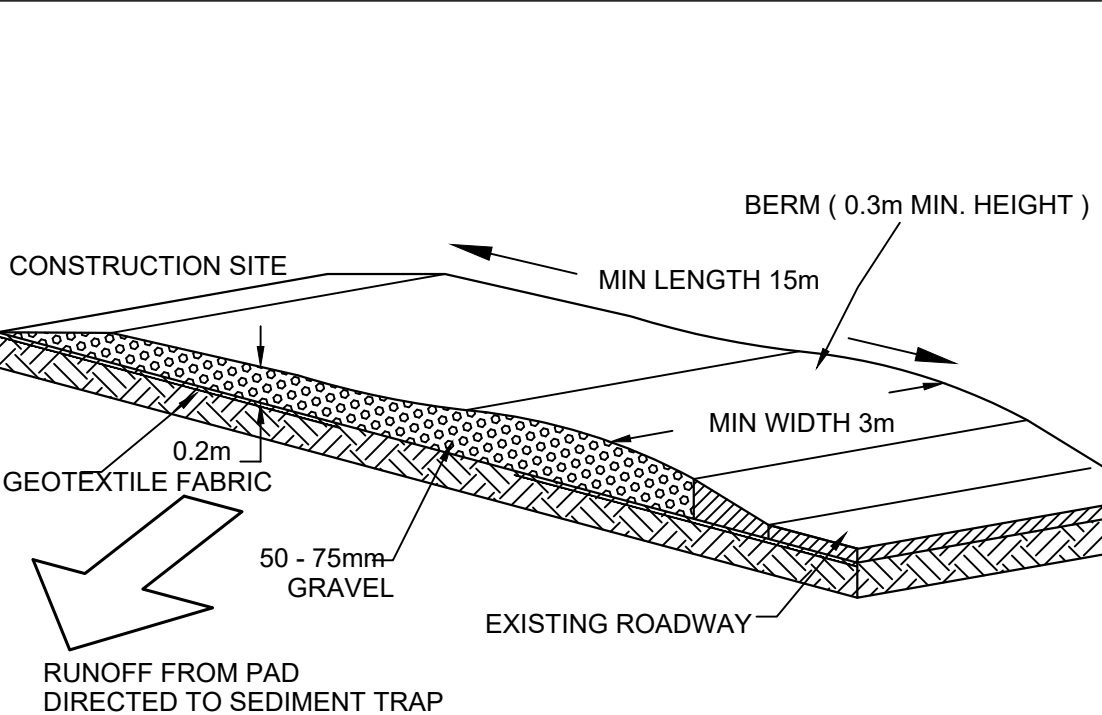


- CONSTRUCTION NOTES
- 1) CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO THE CONTOURS OF THE SITE.
 - 2) DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
 - 3) DIG A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 - 4) BACKFILL TRENCH OVER BASE OF FABRIC.
 - 5) FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
 - 6) JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.

ROCK KERB INLET SEDIMENT TRAP N.T.S.

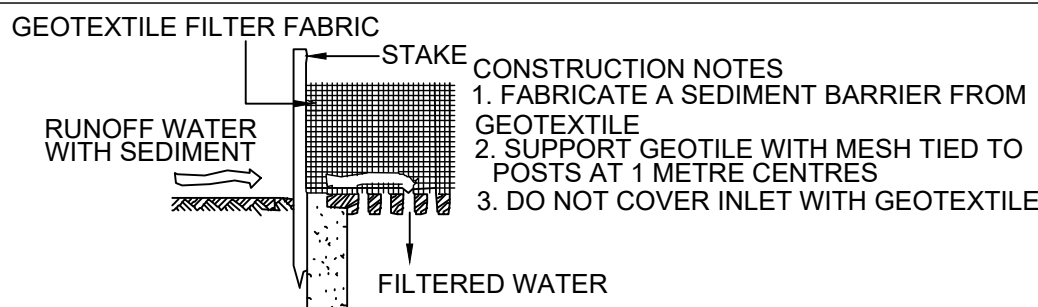


STABILISED SITE ACCESS N.T.S.



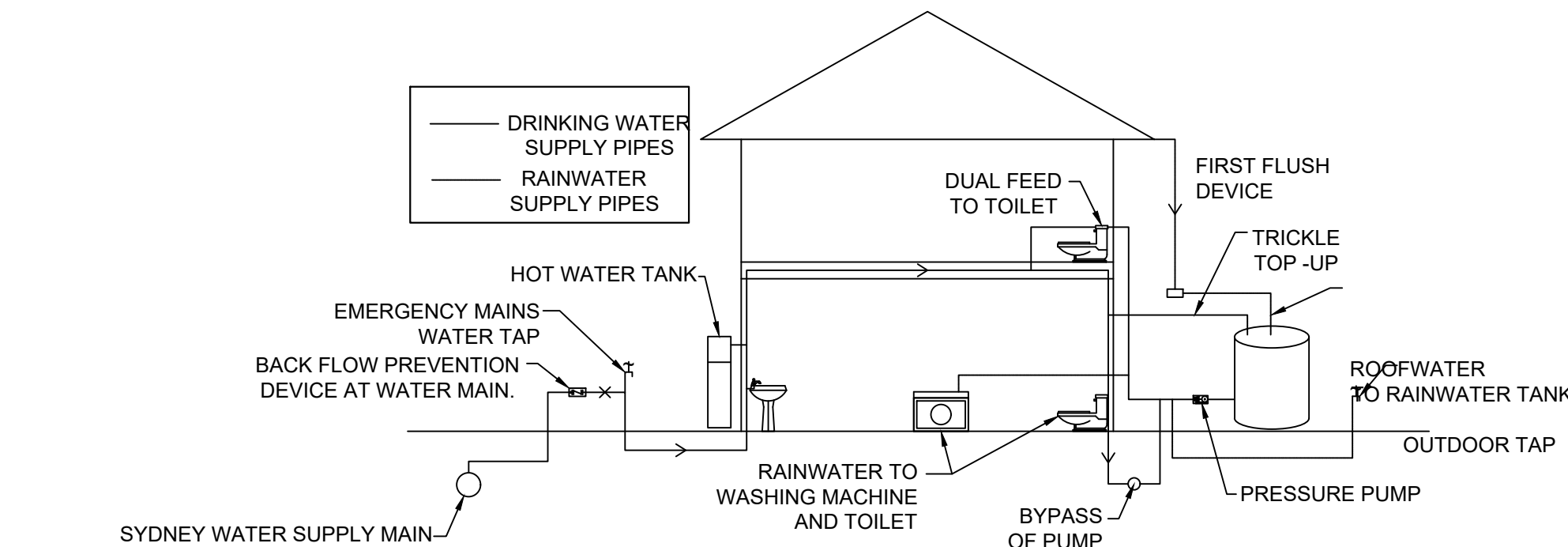
- CONSTRUCTION NOTES
- 1) STRIP TOPSOIL AND LEVEL SITE.
 - 2) COMPACT SUBGRADE.
 - 3) COVER AREA WITH A NEEDLE-PUNCHED GEOTEXTILE.
 - 4) CONSTRUCT A 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE MINIMUM LENGTH 15M OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3M.
 - 5) CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE.

GEOTEXTILE INLET SEDIMENT TRAP N.T.S.

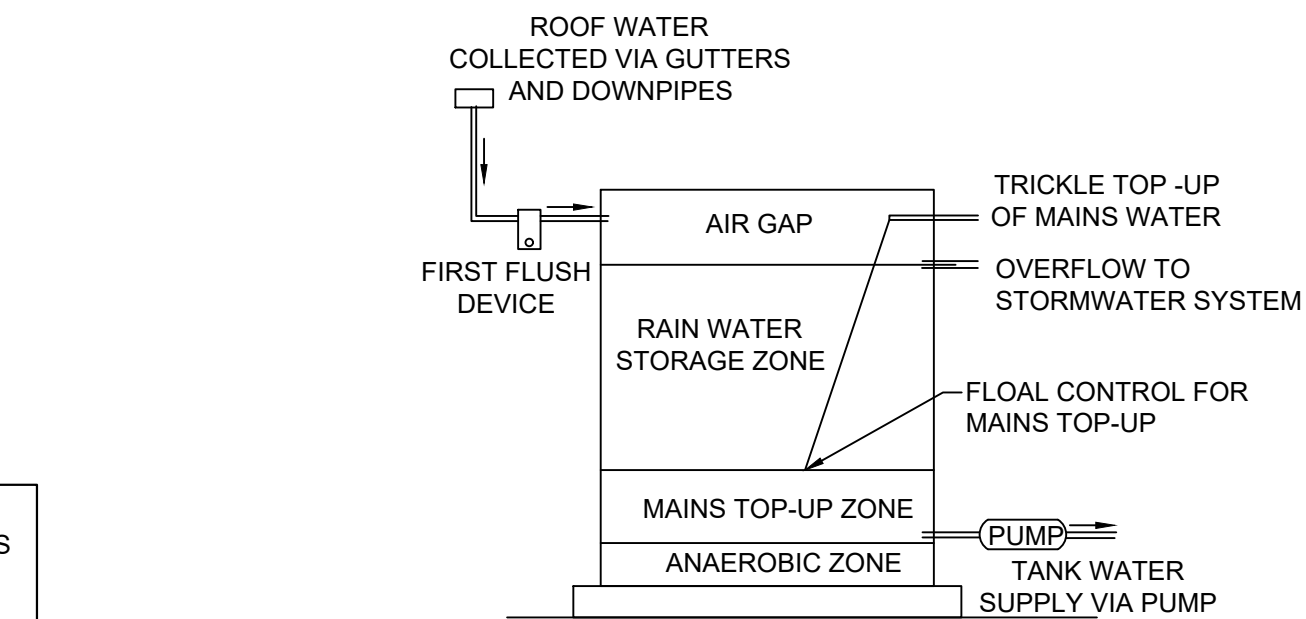


RAINWATER TANK IF REQUIRED

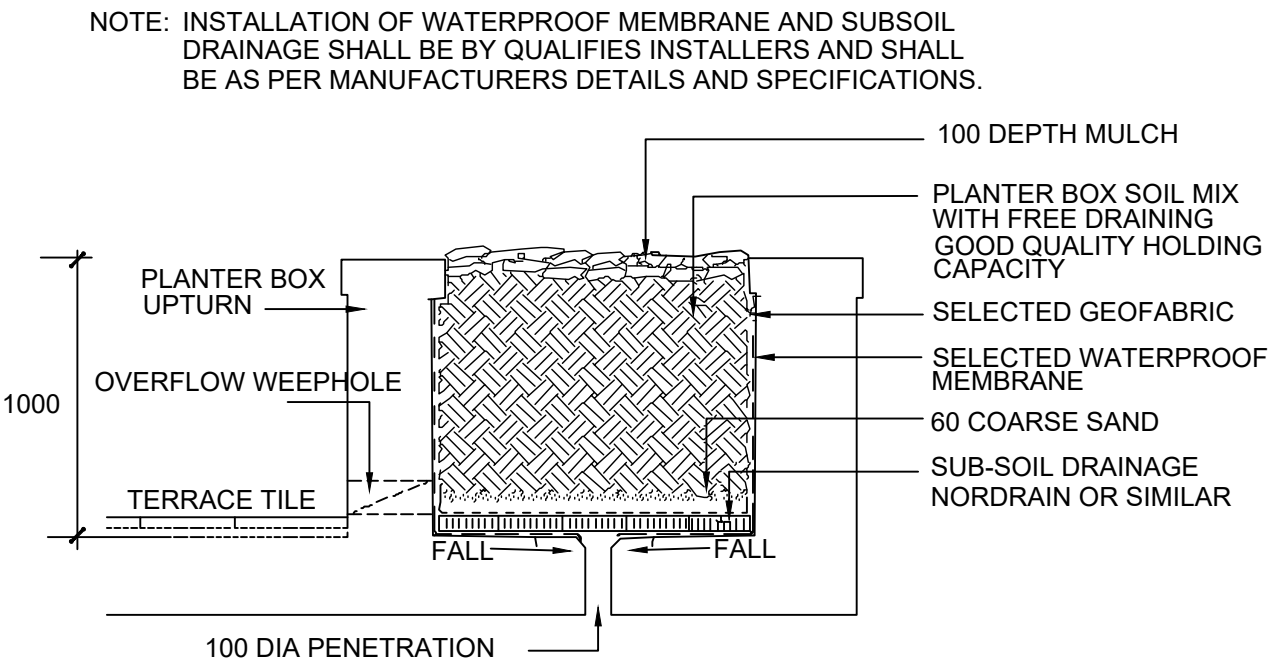
- 1) LABELS SHALL BE FIXED ADJACENT TO ALL OUTDOOR WATERING TAPS STATING THAT THE WATER IS NOT TO BE CONSUMED.
- 2) AN EMERGENCY MAINS TAP SHALL BE PROVIDED ADJACENT TO THE WATER METER AND CONNECTED TO THE MAINS SUPPLY
- 3) RAINWATER TANK SUPPLY SHALL NOT BE CONNECTED TO DRINKING AND BATHING WATER TAP OUTLETS.
- 4) FIRST FLUSH DEVICES TO BE FITTED TO ALL DOWNPIPES CONNECTED TO THE RAINWATER TANK.
- 5) ALL DOWNPIPES ARE TO BE ENTIRELY P.V.C. ALL PIPES ARE TO BE SEALED UP TO UNDERSIDE OF ROOF GUTTERS.
- 6) ENSURE ALL CONNECTIONS WITHIN CHARGED SYSTEMS ARE SOLVENT WELDED.
- 7) TANK SHALL BE CONNECTED TO A SYDNEY WATER APPROVED CONTROL PANEL TO NSURE MAINS WATER SUPPLY IS PROVIDED WHEN TANK EMPTIES.
- 8) ALL PLUMBING WORKS SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATERGUIDELINES AND THE "NSW CODE OF PRACTICE: "PLUMBING AND DRAINAGE".



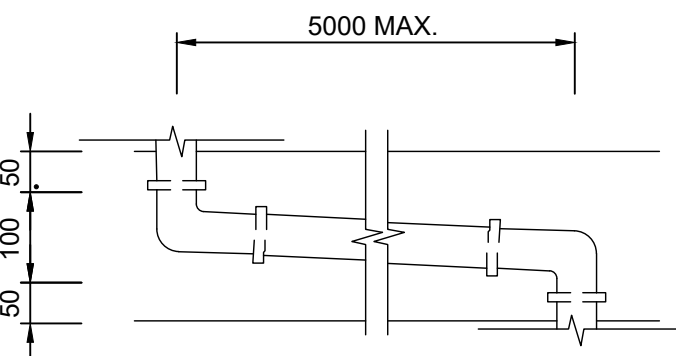
RAINWATER TANK EXPLANATORY DIAGRAM N.T.S.



RAINWATER TANK CONFIGURATION DIAGRAM N.T.S.



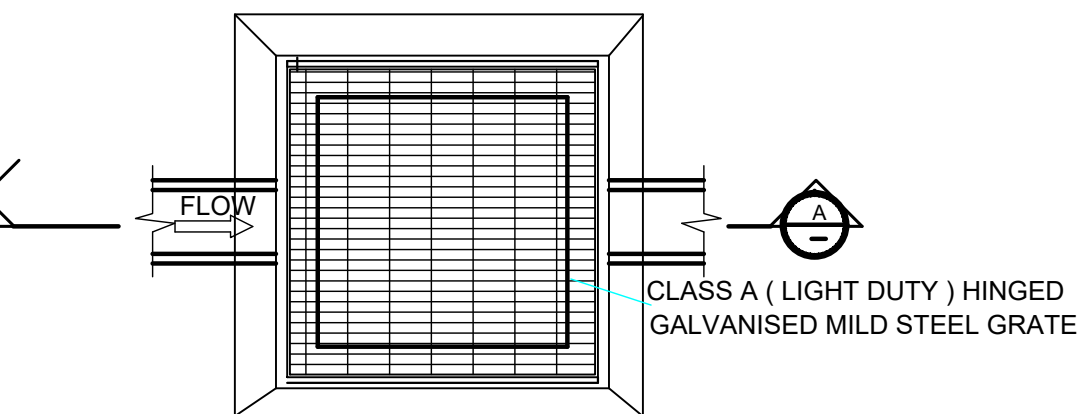
PLANTER BOX DRAIN DETAIL N.T.S.



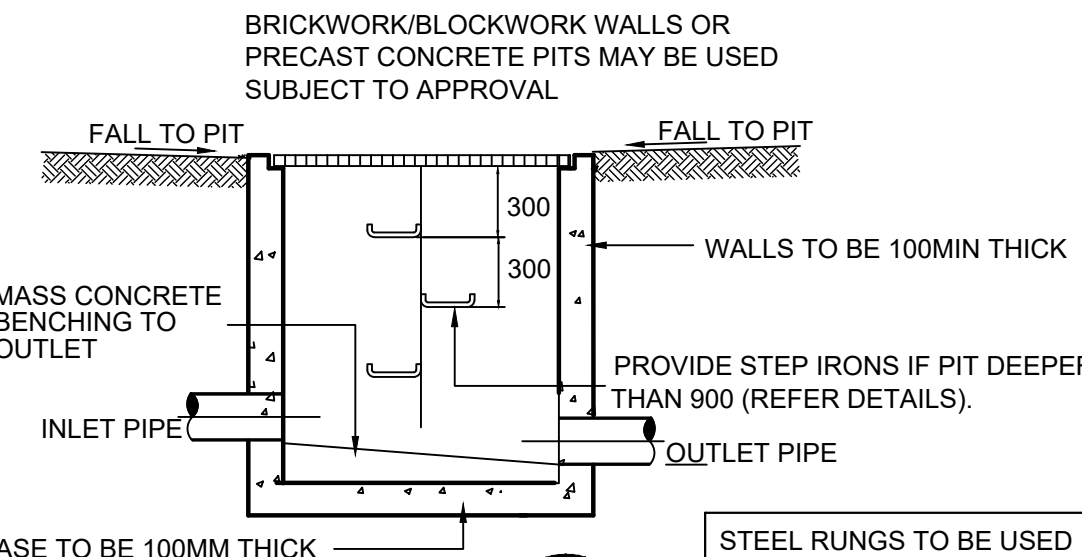
CAST IN SLAB PIPE SCHEME

1. ALL PIPES TO HAVE MIN 1% FALL.
2. NO CAST IN SLAB PIPE SECTIONS TO EXCEED 5000MM.
3. MIN 50MM COVER FOR CAST IN SLAB PIPES.

AERIAL PIPE
CAST IN SLAB PIPE



PITS 300 TO 600 DEEP, PROVIDE 450 x 450 GRATE
PITS 600 TO 1200 DEEP, PROVIDE 900 x 600 GRATE
PITS GREATER THAN 1200 DEEP, PROVIDE 900 x 900 GRATE



TYPICAL PIT DETAILS N.T.S.

TYPICAL PIT DETAILS N.T.S.

STEEL RUNGS TO BE USED IN LEU OF STEP IRONS WHEN PIT EXCEEDS 900MM DEPTH ACCORDANCE WITH AUST STANDARDS

TERRACE DRAIN N.T.S.

SPS 100mm Square Vari-Level Side Outlet Drain
65/50mm outlet
Speciality Plumbing Supplies Pty Ltd
Tel: (02) 9416 8031 Fax: (02) 9416 7614 E-mail: sps@bigpond.net.au

wehbe CONSULTING

STORMWATER & STRUCTURAL ENGINEERS

PO BOX 166, OATLANDS NSW 2117 JOB NUMBER: SW1150
PHONE: 0425 290 099 DRAWING NUMBER: 1150-1
EMAIL: wehbe@optusnet.com.au

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT

118 NORTH ROCKS ROAD, NORTH ROCKS

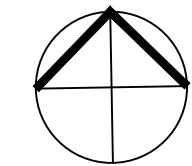
CONSTRUCTION NOTES AND STANDARD DETAILS

DESIGNED: S.W. DRAWN: S.W. SIGNED: S.WEHBEE MIE AUST CP ENG NPER-3

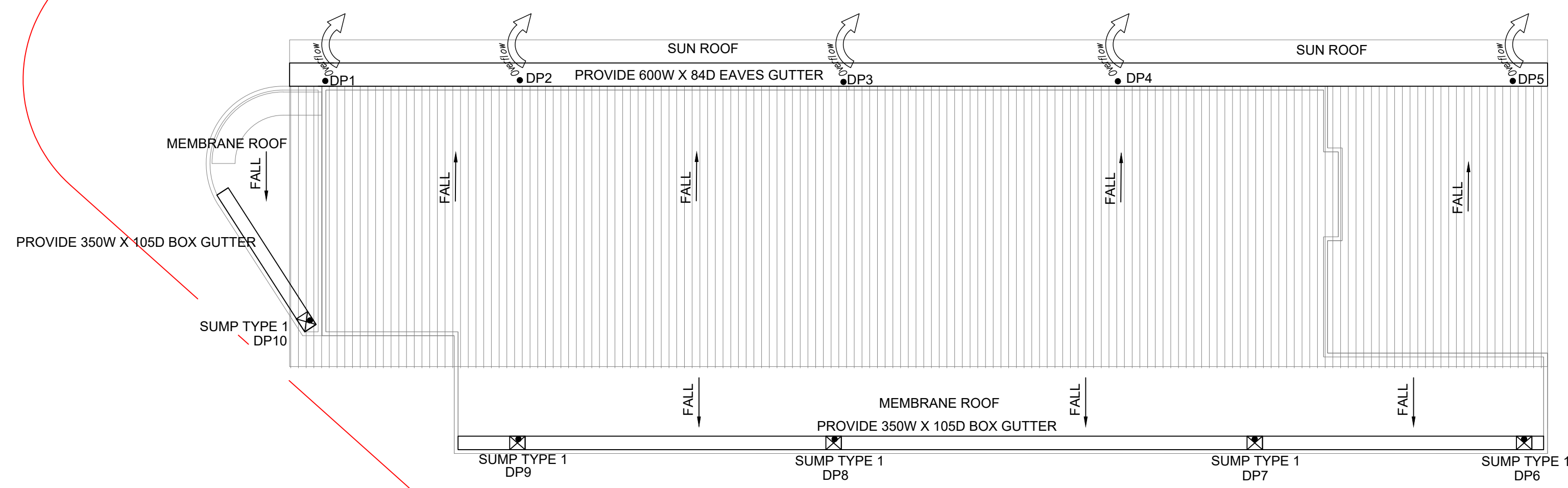
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY DESIGNING ENGINEER

D ISSUED FOR C.C. 20.10.25

ISSUE REVISION DESCRIPTION APPR. DATE



NORTH

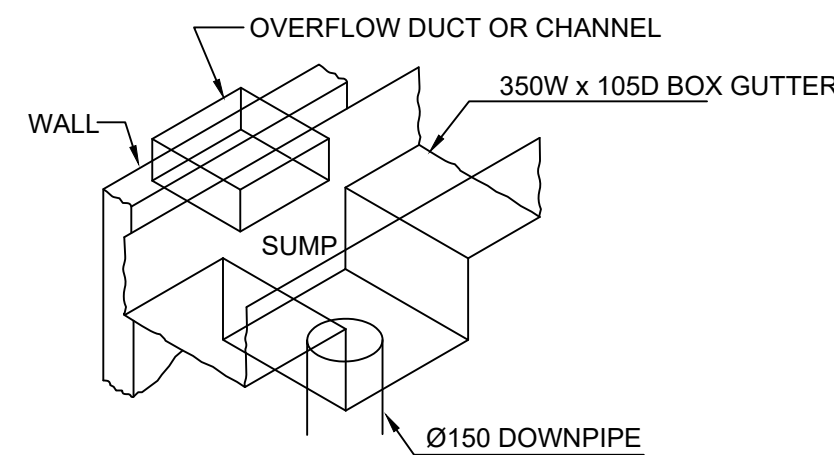


ROOF LAYOUT

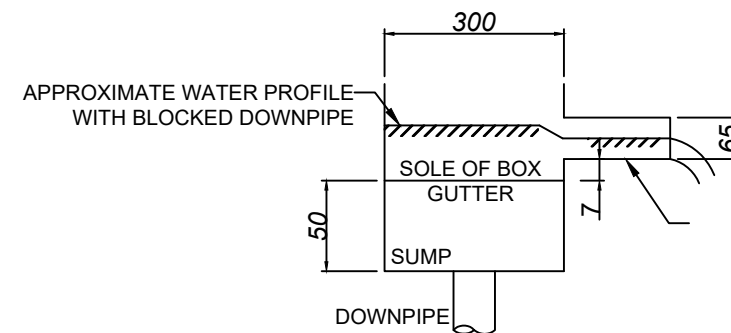
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ROOF NOTES

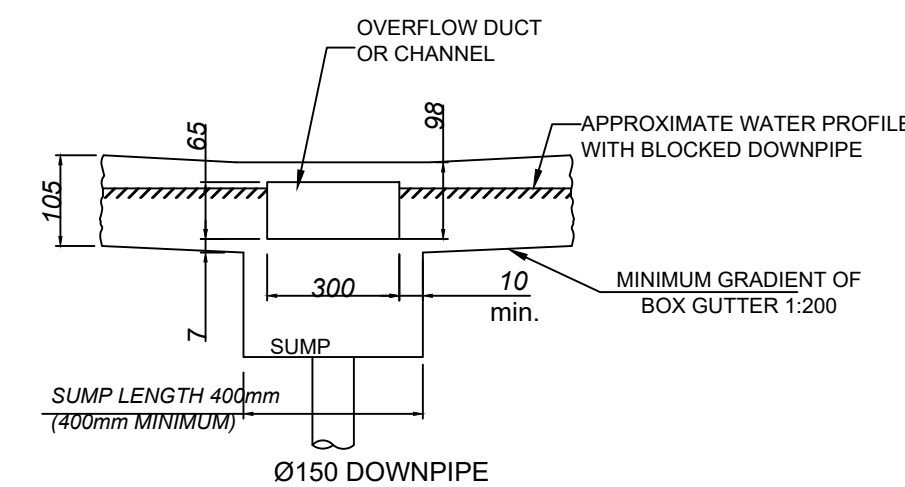
- ALL DOWNPIPES TO BOX GUTTERS TO BE MIN. Ø150 U.N.O
- ALL DOWNPIPES CHARGED TO RAINWATER TANK ARE TO BE SEWER GRADE TO ENSURE INTEGRITY OF CHARGE AND SOLVENT WELDED. UPVC MUST BE USED NOT COLORBOND.
- DP DENOTES DOWNPIPE COLLECTING ROOF WATER ONLY. DIRECT DP'S TO RWT.
- VP DENOTES VERTICAL PIPE COLLECTING SURFACE FLOWS. DIRECT VP'S TO STORMWATER SYSTEM AS SHOWN.



SUMP TYPE 1
SUMP/SIDE OVERFLOW DEVICE
N.T.S



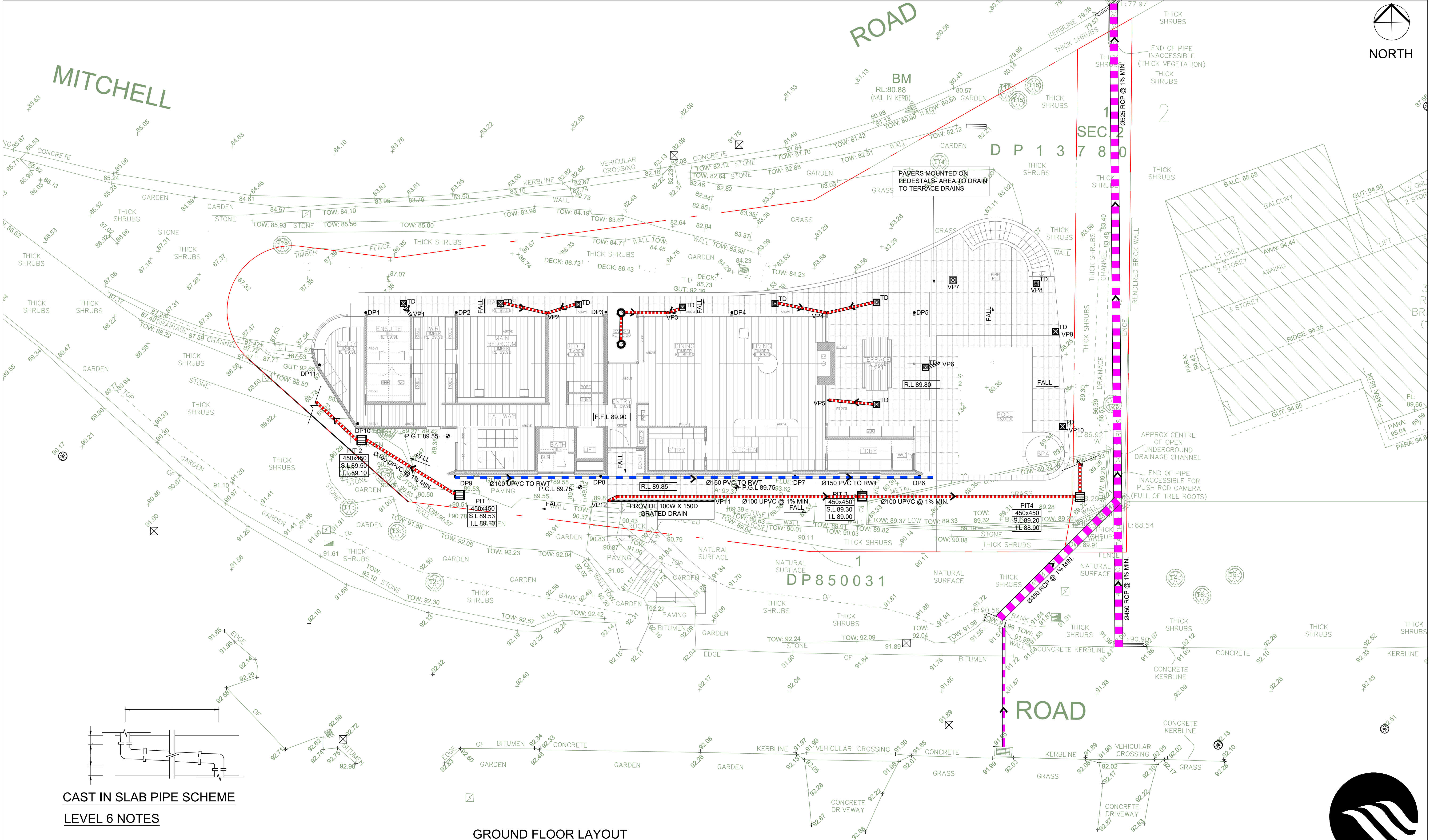
SECTION SHOWING OVERFLOW DUCT
OR CHANNEL N.T.S



SIDE VIEW OF BOX GUTTER N.T.S



STORMWATER & STRUCTURAL ENGINEERS		
PO BOX 166, OATLANDS NSW 2117		JOB NUMBER: SW1150
PHONE: 0425 290 099		DRAWING NUMBER: 1150-2
EMAIL: wehbe@optusnet.com.au		
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT		
75 PACIFIC ROAD, PALM BEACH		
DRAWING: ROOF LAYOUT		
DESIGNED: S.W	DRAWN: S.W	SIGNED: S.WEHBÉ BE MIE AUST CP ENG NPER-3
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY DESIGNING ENGINEER		
D	ISSUED FOR C.C	20.10.25
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CAST IN SLAB PIPE SCHEME
LEVEL 6 NOTES

1. ALL PIPES TO HAVE MIN 1% FALL.
2. NO CAST IN SLAB PIPE SECTIONS TO EXCEED 5000MM.
3. MIN 50MM COVER FOR CAST IN SLAB PIPES.

— AERIAL PIPE
— CAST IN SLAB PIPE

GROUND FLOOR LAYOUT

1:100

DOWNPIPE LEGEND

- DP DENOTES DOWNPIPE COLLECTING ROOF WATER ONLY. DIRECT DP'S TO RWT.
- VP DENOTES VERTICAL PIPE COLLECTING SURFACE FLOWS. DIRECT VP'S TO STORMWATER SYSTEM AS SHOWN.



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75 PACIFIC ROAD, PALM BEACH			
DRAWING: GROUND FLOOR LAYOUT			
DESIGNED: S.W		DRAWN: S.W	
SIGNED: S.WEHBÉ BE MIE AUST CP ENG NPER-3			
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D	ISSUED FOR C.C		20.10.25
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NORTH



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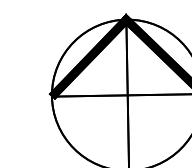
JOB NUMBER: SW1150

DRAWING NUMBER: 1150-4

CLIENT

E MIE ALIST CR ENG NBER 2

	20.10.25
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NORTH

'A' EASEMENT FOR DRAINAGE 3.05 WIDE (VIDE C88499)
'B' EASEMENT TO DRAIN WATER VAR. WIDTH (VIDE 850031)

ROAD

MITCHELL

STORMWATER CONNECTION
CONSTRUCT PROPOSED PIT OVER
EXISTING DRAINAGE PIPE.

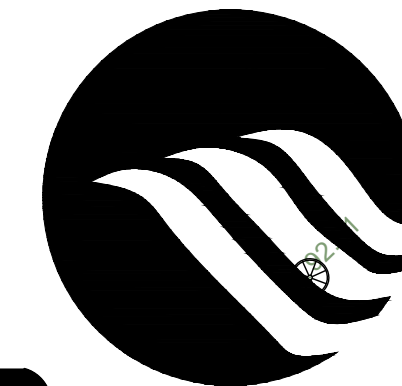
RAINWATER TANK (RWT)

PROVIDE RAINWATER TANK 4X5000L IN
CAPACITY TO SUIT ALL BASIX
REQUIREMENTS. TANK TO BE CONNECTED
AS SPECIFIED IN BASIX REPORT. PROVIDE
OVERFLOW TO DCP AS SHOWN.

BASEMENT LAYOUT

1:100

ROAD



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STORMWATER & STRUCTURAL ENGINEERS		
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	75 PACIFIC ROAD, PALM BEACH	
	BASEMENT LAYOUT	
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